

I. Introduction

The Central Hotel/Sterling's Tavern is located in New Castle County, Delaware City, Delaware. The original portion of the building dates to c. 1830, with several additions of varying dates. The Sterling Tavern is a contributing feature to the Delaware City Historic District, which was listed in the National Register of Historic Places on December 15, 1983. The Delaware City Historic District is significant under Criterion A for its relationship to the Chesapeake and Delaware (C&D) Canal and under Criterion C for its architectural significance; its period of significance is c. 1826-1930.

The Central Hotel/Sterling's Tavern is currently vacant, and its condition has deteriorated due to neglect and deferred or minimal maintenance. After field inspection in July 2004, a report was produced in December 2004, providing recommendations for a Basic Improvement Plan in addition to Upgrade Items and Additional Research and Deferral Items.

This report provides a historic background of the Central Hotel/Sterling's Tavern and an evaluation of the proposed building rehabilitation detailed in the December 2004 *Exterior Building Conditions Inspection Report & Recommended Improvement Options, The Sterling House*, prepared by Hurley-Franks & Associates with 1:1:6 Technologies, Inc. and Keast & Hood Co. for McCormick Taylor Engineers and the Delaware Department of Transportation. The report is evaluated in consideration of its consistency with the *Secretary of the Interior's Standards for Rehabilitation* (35 CFR 67).